

HB 2736 B STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Golden

Action Date: 05/25/21

Action: Do pass with amendments to the A-Eng bill. (Printed B-Eng.)

Vote: 3-2-0-0

Yeas: 3 - Golden, Jama, Patterson

Nays: 2 - Anderson, Linthicum

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

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Meeting Dates: 5/11, 5/25

WHAT THE MEASURE DOES:

Requires landlords of residential complexes with 11 units or more to: post antidiscrimination and antiharassment notices that include how to file complaints, in at least one common area by February 1, 2022; inform existing tenants of same individually, by the same date; and inform new tenants upon execution of rental agreements beginning January 1, 2022. Directs Bureau of Labor and Industries to prescribe form of notice by November 15, 2021 as specified. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Limiting individual notice requirements to landlords of larger complexes
- Notice from Bureau of Labor and Industries

EFFECT OF AMENDMENT:

Narrows applicability of requirement to inform new and existing tenants individually, to residential complexes with 11 units or more.

BACKGROUND:

The federal Fair Housing Act prohibits discrimination in all housing-related transactions based on a person's race, color, national origin, religion, sex, familial status, or physical or mental disability. It also prohibits housing providers from discriminating against any person with respect to the provision of services and facilities.

House Bill 2736 B requires landlords of residential complexes with 11 units or more to inform existing and new tenants of antidiscrimination laws, including how to file discrimination complaints, as provided by the Bureau of Labor and Industries (BOLI). The measure also requires the same antidiscrimination notice to be posted prominently in at least one common area.